

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND  
BILL NO. 98-36 (As Amended)

**AS AMENDED**

Introduced by Council President Parrott at the request of the County Executive and  
Council Members Heselton, Chenowith, Decker, Wagner and Shank

Legislative Day No. 98-20 Date July 21, 1998

AN ACT to add the definitions of "AG/MO" and "Assisted Living Facility" and "Continuing Care Retirement Community (CCRC)" and "Primary Residential Road" to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards; to repeal and reenact, with amendments, the definitions of "Dwelling, Patio, Atrium or Court", "Housing for the Elderly" and "Nursing Home" of Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards; to repeal and reenact, with amendments, Subsection A, Separate lot requirements, of Section 267-22, Lots, Subsection B, Fences and walls, of Section 267-24, Exceptions and modifications to height requirements, Subsection B, Group parking requirements and Subsection D, Parking space requirements, all of Section 267-25, Off-street parking and loading, Subsection C(5)(d), Business, industrial and institutional use, of Section 267-26, Accessory uses and structures, Subsection C, Buffer yard requirements, of Section 267-28, Buffer yards, all of Article V, Supplementary Regulations, of Part 1, Standards; to repeal and reenact, with amendments, Subsection C,

By the Council, July 21, 1998

Introduced, read first time, ordered posted and public hearing scheduled

on: August 18, 1998

at: 7:00 p.m.

By Order: Deane Swiss Levin, Acting Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on August 18, 1998, and concluded on, August 18, 1998.

Deane Swiss Levin, Acting Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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\_\_\_\_\_ Council Members Heselton, Chenowith, Decker, Wagner and Shank \_\_\_\_\_

Legislative Day No. \_\_\_\_\_ Date \_\_\_\_\_

Specific regulations, to Section 267-36, R, R1, R2, R3 and R4 Urban Residential Districts, Subsection C, Specific regulations, of Section 267-37, VR Village Residential District, Subsection C, Specific regulations, of Section 267-38, VB Village Business District, Subsection C, Specific regulations, of Section 267-39, B1, B2 and B3 Business Districts, Subsection C, Specific regulations applicable to industrial districts, of Section 267-40, CI, LI and GI Industrial Districts, all of Article VI, District Regulations, of Part 1, Standards; to repeal and reenact, with amendments, Subsection 267-43A, Administrative approval, and Subsection 267-43B, Board approval, all of Section 267-43, Approval, Section 267-44, Applicability, Section 267-49, Housing for the elderly, all of Article VII, Design Standards for Special Developments, of Part 1, Standards; to add Section 267-49.1, Continuing care retirement community (CCRC), to Article VII, Design Standards for Special Developments, of Part 1, Standards; to repeal and reenact, with

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_

at: \_\_\_\_\_

By Order: \_\_\_\_\_, Acting Council Administrator

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amendments, Subsection 267-53F(7), Nursing homes, of Section 267-53, Specific standards, of Article VIII, Special Exceptions, of Part 1, Standards; to repeal and reenact, with amendments, Subsection B(1)(a), Schools, of Section 267-104, Adequate public facilities, of Article XXI, Public Facilities, of Part 6, Growth Management; to repeal and reenact, with amendments, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Planned Residential Development, Table II: Design Requirements for Specific Uses: AG Agricultural District, Table III: Design Requirements for Specific Uses: RR Rural Residential District, Table IIIA: Design Requirements for Specific Uses: R Residential District, Table IV: Design Requirements for Specific Uses: R1 Urban Residential District, Table V: Design Requirements for Specific Uses: R2 Urban Residential District, Table VI: Design Requirements for Specific Uses: R3 Urban

By the Council, \_\_\_\_\_

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By Order: \_\_\_\_\_, Acting Council Administrator

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Residential District, Table VII: Design Requirements for Specific Uses: R4 Urban Residential District, Table VIIA: Design Requirements for Specific Uses: RO Residential Office District, Table VIII: Design Requirements for Specific Uses: VR Village Residential District, Table IX: Design Requirements for Specific Uses: VB Village Business District, Table X: Design Requirements for Specific Uses: B1 Neighborhood Business District, Table XI: Design Requirements for Specific Uses: B2 Community Business District, Table XII: Design Requirements for Specific Uses: B3 General Business District, all of Chapter 267, Zoning; and to repeal and reenact, with amendments, Subsection A, Separate lot requirements, of Section 219-13, Signs permitted by district, of Chapter 219, Signs, all of the Harford County Code, as amended; to provide for a new definition of AG/MO, Assisted Living Facility, Continuing Care Retirement Community and Primary Residential Road; to amend the definition of Dwelling, Patio, Atrium or

By the Council, \_\_\_\_\_

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Court; to amend the definition of Housing for the Elderly; to amend the definition of Nursing Home; to exempt continuing care retirement communities from the separate lot requirements; to allow fences to a maximum of eight feet above elevation under certain conditions; to provide for residential group parking requirements for continuing care retirement communities; to provide parking space requirements for continuing care retirement communities, nursing homes and assisted living facilities; to provide that front, side and rear lot lines for accessory uses in continuing care retirement communities be the same as the principal structure; to establish a buffer yard for continuing care retirement communities; to provide the density and minimum lot size for continuing care retirement communities and housing for the elderly in the R1, R2, R3 and, R4 and CI Districts; to provide that enclosed bridges or walkways shall not be part of the building block length calculations; to clarify housing for the elderly in the VR, VB, B3 and, CI and AG/MO

By the Council, \_\_\_\_\_

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By Order: \_\_\_\_\_, Acting Council Administrator

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Districts under special development regulations; to establish a continuing care retirement community as a special development project subject to approval of the Zoning Administrator in the R1, R2, R3, R4 and CI Districts; to establish the development and design standards for housing for the elderly and continuing care retirement communities; to provide for housing for the elderly developments under a single ownership with a density of seven units per gross acre in R1 and R2 Districts with adequate vehicular access for emergency vehicles and personnel; to provide for active open space of a minimum of one-half acre for housing for the elderly; to establish the height requirements of each structure for housing for the elderly; to provide criterion to establish a continuing care retirement community; to establish the development standards, housing types, permitted uses, density, site design, vehicular circulation and access, open space, specified design requirements, setbacks, height, building length, building blocks, building coverage,

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impervious surface, landscaping, lighting and signs for continuing care retirement communities; to provide that continuing care retirement communities are subject to Board of Appeals approval a special exception approval in the AG District and special development approval in the CI District; to provide that Housing for the Elderly is subject to a special exception in the AG District; to allow assisted living facilities as a special exception in the AG, RR, R, R1, R2, VR, VB and B1 Districts; to exempt continuing care retirement communities from the APF ordinance section dealing with schools; to establish regulations for sign requirements for housing for the elderly, continuing care retirement communities, nursing homes and assisted living facilities; to further amend the Tables for Principal Permitted Uses for Specific Zoning Districts and Tables for Design Requirements for Specific Uses to reflect all the changes provided for herein; and generally relating to continuing care retirement communities and housing for senior citizens.

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

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By Order: \_\_\_\_\_, Acting Council Administrator

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1 Section 1. Be It Enacted By The County Council of Harford County, Maryland, that the  
2 definitions of "Assisted Living Facility" and "Continuing Care Retirement Community (CCRC)"  
3 and "Primary Residential Road" be, and they are hereby, added to Section 267-4, Definitions, of  
4 Article I, General Provisions, of Part 1, Standards; that the definitions of "Dwelling, Patio,  
5 Atrium or Court" and "Nursing Home" of Section 267-4, Definitions, of Article I, General  
6 Provisions, of Part 1, Standards, be, and they are hereby, repealed and reenacted, with  
7 amendments; that Subsection A, Separate lot requirements, of Section 267-22, Lots, that  
8 Subsection B, Fences and walls, of Section 267-24, Exceptions and modifications to height  
9 requirements, that Subsection B, Group parking requirements and Subsection D, Parking space  
10 requirements, all of Section 267-25, Off-street parking and loading, that Subsection C(5)(d),  
11 Business, industrial and institutional use, of Section 267-26, Accessory uses and structures, and  
12 that Subsection C, Buffer yard requirements, of Section 267-28, Buffer yards, all of Article V,  
13 Supplementary Regulations, of Part 1, Standards, be, and they are hereby, repealed and reenacted,  
14 with amendments; that Subsection C, Specific regulations, of Section 267-36, R, R1, R2, R3 and  
15 R4 Urban Residential Districts, that Subsection C, Specific regulations, of Section 267-37, VR  
16 Village Residential District, that Subsection C, Specific regulations, of Section 267-38, VB  
17 Village Business District, that Subsection C, Specific regulations, of Section 267-39, B1, B2 and  
18 B3 Business Districts, and that Subsection C, Specific regulations applicable to industrial districts,  
19 of Section 267-40, CI, LI and GI Districts, of Article VI, District Regulations, of Part 1,  
20 Standards, be, and they are hereby, repealed and reenacted, with amendments; that Subsection  
21 267-43A, Administrative approval and Subsection 267-43B, Board approval, all of Section 267-  
22 43, Approval, Section 267-44, Applicability, and Section 267-49, Housing for the elderly, of  
23 Article VII, Design Standards for Special Developments, of Part 1, Standards, be, and they are  
24 hereby, repealed and reenacted, with amendments; that Section 267-49.1, Continuing care  
25 retirement community (CCRC), be, and it is hereby, added to Article VII, Design Standards for



Special Developments, of Part 1, Standards; that Section 267-53, Specific standards, of Article VIII, Special Exceptions, of Part 1, Standards, be, and it is hereby, repealed and reenacted, with amendments; that Subsection B(1)(a), Schools, of Section 267-104, Adequate public facilities, of Article XXI, Public Facilities, of Part 6, Growth Management, be, and it is hereby, repealed and reenacted, with amendments; that Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Transient Housing, Table I: Principal Permitted Uses for Specific Zoning Districts: Residential: Planned Residential Development, Table II: Design Requirements for Specific Uses: AG Agricultural District, Table III: Design Requirements for Specific Uses: RR Rural Residential District, Table IIIA: Design Requirements for Specific Uses: R Residential District, Table IV: Design Requirements for Specific Uses: R1 Urban Residential District, Table V: Design Requirements for Specific Uses: R2 Urban Residential District, Table VI: Design Requirements for Specific Uses: R3 Urban Residential District, Table VII: Design Requirements for Specific Uses: R4 Urban Residential District, Table VIIA: Design Requirements for Specific Uses: RO Residential Office District, Table VIII: Design Requirements for Specific Uses: VR Village Residential District, Table IX: Design Requirements for Specific Uses: VB Village Business District, Table X: Design Requirements for Specific Uses: B1 Neighborhood Business District, Table XI: Design Requirements for Specific Uses: B2 Community Business District, and Table XII: Design Requirements for Specific Uses: B3 General Business District, be, and they are hereby, repealed and reenacted, with amendments, all of Chapter 267, Zoning, of the Harford County Code, as amended; and that Subsection A, Separate lot requirements, of Section 219-13, Signs permitted by district, of Chapter 219, Signs, of the Harford County Code, as amended, be, and it is hereby repealed and reenacted, with amendments, all to read as follows:

**Chapter 267. Zoning**

**Part 1. Standards**

**Article I. General Provisions**

1     **§267-4. Definitions.**

2             For purposes of this Part 1, the following words and phrases shall have the meanings  
3     provided below:

4     ~~AG/MO - THOSE PROPERTIES ZONED AGRICULTURAL AS SHOWN ON THE HARFORD~~  
5     ~~COUNTY ZONING MAP AND HAVING AN MO DESIGNATION, AS SHOWN ON THE~~  
6     ~~1996 LAND USE MAP.~~

7     ASSISTED LIVING FACILITY - A FACILITY TO PROVIDE SUPERVISION, MONITORING  
8     OR ASSISTANCE WITH THE ACTIVITIES OF DAILY LIVING FOR MORE THAN 25  
9     ELDERLY OR DISABLED PERSONS IN A RESIDENTIAL SETTING.

10    CONTINUING CARE RETIREMENT COMMUNITY (CCRC) - A BUILDING OR GROUP OF  
11    BUILDINGS PROVIDING A CONTINUITY OF RESIDENTIAL OCCUPANCY AND  
12    HEALTH CARE FOR ELDERLY PERSONS. THIS FACILITY INCLUDES DWELLING  
13    UNITS FOR INDEPENDENT LIVING, ASSISTED LIVING FACILITIES, PLUS A SKILLED  
14    NURSING CARE FACILITY OF A SUITABLE SIZE TO PROVIDE TREATMENT OR CARE  
15    OF THE RESIDENTS; IT MAY INCLUDE ANCILLARY FACILITIES FOR THE FURTHER  
16    EMPLOYMENT, SERVICE OR CARE OF THE RESIDENTS. THE FACILITY IS  
17    RESTRICTED TO PERSONS 60 YEARS OF AGE OR OLDER OR COUPLES WHERE  
18    EITHER THE HUSBAND OR WIFE IS 60 YEARS OF AGE OR OLDER. SUCH FACILITIES  
19    MUST MEET THE STANDARDS OF ARTICLE 70B, CONTINUING CARE CONTRACTS,  
20    OF THE ANNOTATED CODE OF MARYLAND.

21    Dwelling, Patio, Atrium or Court - A building containing two [(2)] or more attached dwelling  
22    units of one [(1)] story, sharing common walls, and designed to orient interior living space to a  
23    court or private open space [with each unit on a separate lot].

24    Housing for the Elderly - A building which is designed for the needs of elderly persons and which  
25    is subject to management or other legal restrictions that require that [at least eighty percent (80%)

of the units in] the project shall be occupied by households [of persons] WHEREIN AT LEAST ONE PERSON IS aged [sixty-two (62)] 55 or over.

Nursing Home OR SKILLED CARE FACILITY - A facility devoted primarily to the long-term treatment and care of persons suffering from illnesses, diseases, deformities or injuries, who do not require extensive or intensive care such as normally provided in a general or other specialized hospital.

PRIMARY RESIDENTIAL ROAD - A MAJOR LOCAL ROAD DISTRIBUTING AND COLLECTING TRAFFIC WITHIN LARGER RESIDENTIAL SUBDIVISIONS OR NEIGHBORHOODS, AND PERFORMING THE FOLLOWING:

1. PROVIDES DIRECT ACCESS BETWEEN MINOR RESIDENTIAL ROADS AND COLLECTORS AND MINIMAL DIRECT DRIVEWAY ACCESS TO ABUTTING PROPERTIES.

2. DISTRIBUTES TRAFFIC GENERATED WITHIN A NEIGHBORHOOD TO COLLECTOR ROADS.

3. CARRIES A LIMITED AMOUNT OF THROUGH TRAFFIC.

Special Development Regulations - The provisions of this Part 1 which apply to the following types of development: conventional development with open space (COS), planned residential development (PRD), integrated community shopping center (ICSC), mobile home developments (MHD) and flexible design development (FDD), CONSERVATION DEVELOPMENT STANDARDS (CDS), CONTINUING CARE RETIREMENT COMMUNITY (CCRC) AND HOUSING FOR THE ELDERLY.

#### Article V. Supplementary Regulations

##### §267-22. Lots.

A. Separate lot requirements. Except as otherwise permitted by this Part 1, not more than one [(1)] principal building used for dwelling purposes shall be permitted on any single lot.

1 Establishment of a building with separate dwelling units for rental, cooperative or condominium  
2 purposes OR AS CONTINUING CARE RETIREMENT COMMUNITY on a single lot shall not  
3 violate this requirement.

4 **§267-24. Exceptions and modifications to height requirements.**

5 B. Fences and walls. Fences and walls may be located in required yards in accordance  
6 with the following:

7 (1) Front yards. For single-family detached units, walls and fences shall not  
8 exceed four [(4)] feet in height above ground elevation. Where fences and walls are an integral  
9 part of the unit design and are applied in a consistent and coordinated pattern throughout the  
10 project, fences and walls may be constructed to a maximum of six [(6)] feet above ground  
11 elevation. FOR CONTINUING CARE RETIREMENT COMMUNITIES, CONSISTENT AND  
12 COORDINATED FENCING OR WALLS MAY BE CONSTRUCTED TO A MAXIMUM OF  
13 EIGHT FEET ABOVE GROUND ELEVATION PROVIDED STRATEGICALLY LOCATED  
14 GATES ARE PROVIDED FOR EMERGENCY ACCESS.

15 (2) Rear and side yards. Except as otherwise provided in this Part 1, walls and  
16 fences shall not exceed 8 feet in height above ground elevation. Tennis court fences shall not  
17 exceed 12 feet.

18 (3) Security fences. Security fences for business, industrial or institutional uses  
19 shall not exceed ten [(10)] feet in height above the elevation of the surface of the ground unless  
20 otherwise necessary to comply with screening requirements.

21 **§267-25. Off-street parking and loading.**

22 B. Group parking requirements. When group parking is provided, the facility shall  
23 be designed as follows:

24 (4) Residential group parking areas shall not serve as general circulation for  
25 more than [one hundred fifty (150)] dwelling units per access to a public road. The number of

residential parking spaces in an unbroken row shall not exceed [sixteen (16)]. THE 150  
DWELLING UNIT LIMIT SHALL NOT APPLY TO A CCRC SPECIAL DEVELOPMENT  
WITH ADEQUATE INTERNAL PRIVATE ROAD NETWORK.

D. Parking space requirements. Except as otherwise provided in this Part 1, the  
following off-street parking space requirements shall apply. In the case of any building, structure  
or use not specifically mentioned herein, the use that is most similar to the following enumerated  
uses shall provide the requirement.

Type of Use	Off-Street Parking Spaces Required
Natural resources	As required
Residential:	
Single-family detached, semi-detached, duplex, lot-line, patio/court/atrium, row duplex, multiplex, townhouses and mobile homes	2 per dwelling unit
Garden, mid- and high-rise apartments:	
Efficiency	1.25 per dwelling unit
1-bedroom	1.50 per dwelling unit
2-bedrooms or more	2 per dwelling unit
Home occupations, except medical professions	Additional parking, as needed, shall be accommodated on site
Housing for the elderly	1 per every 2 dwelling units
CONTINUING CARE RETIREMENT COMMUNITY	1 PER INDEPENDENT LIVING UNIT PLUS 1 PER 4 BEDS IN ASSISTED LIVING AND SKILLED CARE FACILITIES PLUS 1 PER EMPLOYEE (FULL-TIME EQUIVALENT) ON LARGEST SHIFT
Transient housing:	
Boarding- and tourist houses	1 per sleeping room
Hotels and motels	1 per sleeping room, and 1 per 2 persons permitted in banquet room and accessory use (bars, lounge, etc.) as determined by maximum

capacity requirements set forth in the State Fire Code

Campgrounds and travel trailer 1.5 per campsite  
parks

NURSING HOMES AND ASSISTED LIVING FACILITIES 1 PER 4 PATIENT BEDS PLUS 1 PER EMPLOYEE (FULL-TIME EQUIVALENT) ON LARGEST SHIFT

**§267-26. Accessory uses and structures.**

C. Use Limitations. In addition to the other requirements of this Part 1, an accessory use shall not be permitted unless it strictly complies with the following:

(5) Uses and structures.

(d) Business, industrial, [and] institutional AND CONTINUING CARE RETIREMENT COMMUNITY USES: same front, side and rear lot lines as required for the principal structure.

**§267-28. Buffer yards.**

C. Buffer yard requirements. The following minimum buffer yard requirements shall be applicable to all districts:

Proposed Use	Adjacent District or Use	Buffer Yard Width (feet)
Agricultural service use	Residential use	10
Proposed residential use of a net density twice that of the adjacent existing or proposed residential project	Residential use	10
CONTINUING CARE RETIREMENT COMMUNITY	RESIDENTIAL USE	15
Residential rear yard	Collector and arterial public roads	10
Active public recreation of over 2 acres	Residential use	10
Business use		
RO District	Residential use	10

1	B-1 District	Residential use	10
2	B-2 District	Residential use	15
3	B-3 District	Residential use	20
4	Shopping center	Residential district	25
5	Commercial, Industrial District	Residential district	15
6	Light Industrial District	Residential	15
7	General Industrial District	Residential district	20
8	Extraction or landfill	Residential use and	30
9		public roads	
10	Public utility facility	Residential use and	10
11		public roads	
12	Sewage pumping station	Residential use and	10
13		public roads	
14	All proposed uses	Historic landmark, as	10 - 75
15		designated by Historic	(See Subsections
16		Preservation Commission	E and F)

## Article VI. District Regulations

### §267-36. R, R1, R2, R3 and R4 Urban Residential Districts.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

(2) Urban residential uses [, with densities ranging from 1.0 to 14.0 dwelling units per gross acre, except high-rise apartment dwellings, which may be developed to a maximum density of 30.0 dwelling units per gross acre]. The permitted density of development, the permitted dwelling unit types and design requirements shall depend upon whether the development is designed as a conventional development, conventional development with open space (COS), planned residential development (PRD), [or] flexible design development (FDD), HOUSING FOR THE ELDERLY OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC).

(a) Conventional development. Conventional residential development shall be permitted as of right in all urban residential districts.

(b) Conventional development with open space (COS) and minimum parcel area. Conventional development with open space shall be developed in accordance with the provisions of Article VII. The conventional development with open space shall be permitted in urban Residential Districts R1, R2, R3 and R4, but not permitted in the R District. The minimum parcel areas (MPA) required shall be as follows:

	MPA
District	(acres)
R1	15
R2	10
R3	5
R4	5

(c) Planned residential development (PRD). The planned residential development shall be developed in accordance with the provisions of Article VII. The planned residential development shall be permitted only in R3 and R4 Districts.

(d) Flexible design development (FDD). The flexible design development shall be developed in accordance with the provisions of Article VII. The flexible design development shall be permitted in the R1, R2, R3 and R4 Districts. The minimum parcel areas (MPA) required shall be as follows:

	MPA
District	(acres)
R1	15
R2	10
R3	5



R4

5

(E) HOUSING FOR THE ELDERLY. THE HOUSING FOR THE ELDERLY SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VII. HOUSING FOR THE ELDERLY SHALL BE PERMITTED IN THE R1, R2, R3 AND R4 DISTRICTS AND MINIMUM LOT SIZE SHALL BE FOUR ACRES.

(F) CONTINUING CARE RETIREMENT COMMUNITY (CCRC). THE CONTINUING CARE RETIREMENT COMMUNITY SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VII. THE CCRC SHALL BE PERMITTED IN R1, R2, R3 AND R4 DISTRICTS. THE MINIMUM LOT SIZE IS 20.0 ACRES.

[(e)](G) Maximum density by district and type of development. The maximum density permitted shall be as follows:

	Conventional	COS	PRD	FDD
District	(du/ga)	(du/ga)	(du/ga)	(du/ga)
R	1.0	Not permitted	Not permitted	Not permitted
R1	1.8	2.0	Not permitted	[2.0] NOT PERMITTED
R2	3.5	4.5	Not permitted	4.5
R3	5.0	7.0	10.0	7.0
R4	8.0	10.0	14.0*	10.0

\*NOTE: THE MAXIMUM DENSITY PERMITTED FOR A HIGH-RISE APARTMENT DWELLING SHALL BE 30.0 DWELLING UNITS PER GROSS ACRE. MAXIMUM DENSITY FOR HOUSING FOR THE ELDERLY AND CCRC PROJECTS ARE SET FORTH IN ARTICLE VII.

[(f)](H) Dwelling units per building block. A building block shall be a series of attached dwellings. The number of dwelling units per building block shall be as follows:

Number of Dwelling[s] Units

Per Building Block

	Dwelling Type	Minimum	Maximum
2	Semidetached dwelling	2	2
3	Patio/court/atrium dwelling	2	6
4	Multiplex dwelling	3	8
5	Townhouse dwelling, R2	3	4
6	Townhouse dwelling, R3/R4	3	8
7	Duplex dwelling	2	2
8	Row duplex dwelling	2	12
9	Garden apartment dwelling	4	36*
10	Mid-rise apartment dwelling	8	60*
11	High-rise apartment dwelling	8	80, except as
12			special exception
13	Cluster Townhouse	4	7
14	Carriage court unit	4	16

15 \*IN HOUSING FOR THE ELDERLY AND CCRC SPECIAL DEVELOPMENTS, THERE IS NO MAXIMUM.

16 [(g)](I) Building block length.

17 [1] The maximum length of a building block shall not exceed the  
 18 following:

	Maximum	Maximum
	Length	Length
	Without	With
	Offset	Offset
	(feet)	(feet)
23	Building Block Type	
24	Townhouse dwelling	75 160
25	Row duplex dwelling	75 160
26	Multiplex dwelling	75 160
27	Carriage court unit	75 300
28	Garden apartment dwelling	120 300
29	Mid-rise apartment dwelling	100 200

1	High-rise apartment dwelling	100	200
2	Cluster townhouse	100	125

3                               [2]     To exceed the maximum building block lengths provided  
4     herein, any building shall be subject to the following additional offsets for each 100 feet or portion  
5     thereof:

6		Minimum	Minimum Sum
7	Height of Building	Offset	of Offset
8	(stories)	(feet)	(feet)
9	1 and 2	1½	4½
10	3	4	8
11	4 or more	4	12

12                               [3]     ENCLOSED PEDESTRIAN BRIDGES OR WALKS  
13     BETWEEN BUILDINGS SHALL NOT BE CONSTRUED AS PART OF THE BUILDING FOR  
14     BUILDING BLOCK LENGTH CALCULATIONS.

15     **§267-37. VR Village Residential District.**

16               C.     Specific regulations. The following uses are permitted, subject to the additional  
17     requirements below:

18                       (4)     HOUSING FOR THE ELDERLY WHEN DEVELOPED IN  
19     ACCORDANCE WITH ARTICLE VII.

20                       [(4)](5)     Retail trades and service uses, when in buildings existing at the time  
21     of enactment of this Part 1, provided that any alteration of the building shall not exceed [twenty-  
22     five percent (] 25%[)] of the gross floor area of the building. No expansion shall decrease the  
23     distance of the building from the road.

24                       [(5)](6)     Dwelling units, when on a permanent foundation.

25                       [(6)](7)     Rubble landfills are permitted in accordance with §267-40.1 of this  
26     chapter.

1     **§267-38. VB Village Business District.**

2             C.     Specific regulations. The following uses are permitted, subject to the additional  
3 requirements below:

4                   (6)     HOUSING FOR THE ELDERLY WHEN DEVELOPED IN  
5 ACCORDANCE WITH ARTICLE VII.

6                   [(6)](7)     Dwelling units, when on a permanent foundation.

7                   [(7)](8)     Rubble landfills are permitted in accordance with §267-40.1 of this  
8 chapter.

9     **§267-39. B1, B2 and B3 Business Districts.**

10            C.     Specific regulations. The following uses are permitted in each business district,  
11 subject to the additional requirements below:

12                   (8)     HOUSING FOR THE ELDERLY IN THE B3 DISTRICT WHEN  
13 DEVELOPED IN ACCORDANCE WITH ARTICLE VII.

14                   [(8)](9)     Dwelling units, when on a permanent foundation.

15                   [(9)](10)     Rubble landfills are permitted in accordance with §267-40.1 of this  
16 chapter.

17                   [(10)](11)     Adult bookstores and/or entertainment centers. These uses are  
18 limited to the B3 District upon the condition that:

19                   (a)     No lot on which such establishment is located shall be located within  
20 1,000 feet of any institutional or residential use as listed on the appropriate use tables.

21                   (b)     The merchandise shall be arranged to ensure that no merchandise  
22 depicting, describing, showing or relating to sexual conduct, sexual excitement, sadomasochistic  
23 abuse or human genitalia is visible from the outside of the establishment.

24                   (c)     No use shall be located within 1,000 feet of an existing adult  
25 bookstore/adult entertainment center.

(d) The hours of operation shall not include any time periods between midnight and six a.m.

**§267-40. CI, LI and GI Industrial Districts.**

C. Specific regulations applicable to industrial districts. The following uses are permitted, subject to the additional requirements below:

(9) HOUSING FOR THE ELDERLY IN THE CI DISTRICT WHEN DEVELOPED IN ACCORDANCE WITH ARTICLE VII.

(10) CONTINUING CARE RETIREMENT COMMUNITY (CCRC). THE CONTINUING CARE RETIREMENT COMMUNITY SHALL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE VII. THE CCRC SHALL BE PERMITTED IN THE CI DISTRICT. THE MINIMUM LOT SIZE IS 20.0 ACRES.

[(9)](10) (11) Rubble landfills are permitted in the CI, LI and GI Districts in accordance with §267-40.1 of this chapter.

**Article VII. Design Standards for Special Developments**

**§267-43. Approval.**

A. Administrative approval. The following special developments shall be subject to review and approval by the Zoning Administrator:

- (1) Conventional with open space (COS).
- (2) Conservation development STANDARDS (CDS).
- (3) Housing for the elderly (EXCEPT WHEN IN THE AG DISTRICT).
- (4) Mobile home subdivision (MHS) in the R3 and R4 Districts only. At the time of submission of an application for approval of an MHS, the property owner shall notify all adjacent property owners of the intent to develop an MHS. In considering the application for an MHS, the Zoning Administrator must consider the limitations, guides and standards outlined in §267-9I.

(5) Flexible design development (FDD).

(6) ~~CONTINUING CARE RETIREMENT COMMUNITY IN THE AG/MO  
DISTRICT ONLY.~~

B. Board approval. The following special developments shall be subject to approval of the Board pursuant to this section and §267-9, Board of Appeals:

(1) Planned residential development.

(2) Mobile home park.

(3) ~~CONTINUING CARE RETIREMENT COMMUNITY (CCRC).~~

[(3)](4)(3) The location on a parcel or portion thereof for an integrated community shopping center. The development plans for integrated community shopping centers shall be approved by the Zoning Administrator in accordance with this Article.

E. ~~HOUSING FOR THE ELDERLY AND CONTINUING CARE RETIREMENT  
COMMUNITIES LOCATED IN THE R1, R2, R3 OR R4 SHALL BE SUBJECT TO AT LEAST  
TWO ADVERTISED PUBLIC INFORMATIONAL MEETINGS HELD BY THE APPLICANT.~~

**§267-44. Applicability.**

The development and design standards sets forth in this Article shall regulate the following projects:

A. Conventional development with open space (COS).

B. Planned residential development (PRD).

C. Conservation development STANDARDS (CDS).

D. Integrated community shopping center (ICSC).

E. Mobile home parks (MHP).

F. HOUSING FOR THE ELDERLY.

G. CONTINUING CARE RETIREMENT COMMUNITY (CCRC).

[F]H. Mobile home subdivisions (MHS).

1 [G]I. Flexible design development (FDD).

2 **§267-49. Housing for the elderly.**

3 A. Eligibility. Housing for the elderly shall have the following eligibility  
4 requirements:

5 (1) In the B3 and CI Districts, the minimum lot size shall be ten [(10)] acres.  
6 In the R1, R2, R3, R4, VR and VB Districts, the minimum lot size shall be four [(4)] acres.

7 (2) Where such a project cannot be served by public water supply and public  
8 sewage disposal systems, water supply and sewage disposal adequate to meet the needs of the  
9 residents shall be provided in a system approved by the [State Department of Health and Mental  
10 Hygiene] COUNTY HEALTH DEPARTMENT.

11 ~~(3) THE PROJECT MUST BE DEVELOPED UNDER A SINGLE~~  
12 ~~OWNERSHIP AND MAY NOT INCLUDE ANY UNITS TRANSFERRED IN FEE SIMPLE~~  
13 ~~TITLE.~~

14 B. Development standards.

15 (1) Permitted uses. The accessory uses permitted in a housing-for-the-elderly  
16 project may include convenience goods stores, personal services, professional services,  
17 restaurants, health services and medical clinics. Common activity areas, including the above uses,  
18 and other areas serving the collective needs of the residents shall not exceed [one hundred (100)]  
19 square feet per dwelling unit. Permitted housing types shall include townhouse dwellings,  
20 patio/court/atrium dwellings, multiplex dwellings, garden apartment dwellings and mid-rise  
21 apartment dwellings.

22 (2) Density. The maximum density shall be SEVEN UNITS PER GROSS  
23 ACRE IN R1 AND R2 DISTRICTS, ten [(10)] units per gross acre in the R3 and B3 Districts,  
24 fourteen [(14)] units per gross acre in the R4 and CI Districts and five [(5)] units per acre in the  
25 VR and VB Districts. ~~IN THE AG/MO DISTRICT, THE MAXIMUM DENSITY SHALL BE~~

1 FOURTEEN (14) UNITS PER GROSS ACRE. No more than [two hundred (200)] 300 units  
2 shall be permitted in any such project.

3 (3) Site design.

4 (a) The project shall be designed with regard to soils, topography and  
5 natural and historic features of the parcel.

6 (b) All residential structures shall be sited so as to promote privacy and  
7 security and to ensure natural light for all living areas.

8 (c) Buildings near the periphery of the project shall be harmonious with  
9 neighborhood areas and shall provide adequate transition in density and type or shall provide a  
10 buffer yard as required in §267-28C. In the CI and B3 Districts, a buffer yard [twenty (20)] feet  
11 wide shall be provided.

12 (d) No building shall be located within ten [(10)] feet of the PRIVATE  
13 road right-of-way AND parking areas [and project open space].

14 (e) Business uses in housing for the elderly shall be designed with their  
15 primary orientation to the project and integrated with the dwelling units consistent with the needs  
16 of the future residents. Business uses shall occur within completely enclosed buildings. No  
17 freestanding signs advertising business uses shall be permitted.

18 (4) Vehicular circulation and access.

19 (a) The project roads shall be designed to provide a logical road network  
20 adequate for internal movement.

21 (b) The project must be directly accessible from one [(1)] or more  
22 existing or planned arterial, collector or primary residential roads.

23 (c) Particular attention shall be given to providing safe conditions for  
24 both pedestrian and vehicular movements.

25 (D) ADEQUATE ACCESS SHALL BE PROVIDED FOR



1 EMERGENCY VEHICLES AND PERSONNEL.

2 (E) INTERNAL ROADS MAY BE DESIGNED AND CONSTRUCTED  
3 AS PRIVATE ROADS IN ACCORDANCE WITH THE PRIVATE ROAD STANDARDS  
4 ESTABLISHED IN THE HARFORD COUNTY SUBDIVISION REGULATIONS.

5 (5) Open space. The open space shall be generally continuous, accessible to  
6 the residents and protective of natural features. At least [fifty percent (50%)] of the total parcel  
7 area shall be in open space.

8 (a) Recreational facilities. Adequate recreational facilities shall be  
9 constructed in each phase of development to meet the needs of the residents. The developer shall  
10 provide a schedule for the installation of the facilities at the time the project is approved.

11 (b) THE ACTIVE RECREATION SPACE SHALL BE A MINIMUM  
12 OF ONE-HALF ACRE AND MAY INCLUDE INDOOR AND OUTDOOR FACILITIES  
13 DESIGNED TO PROVIDE OPPORTUNITY AND ENCOURAGEMENT FOR PHYSICAL  
14 ACTIVITY. [All open space shall be provided pursuant to §267-29, Open space.] The required  
15 active open space may be reduced by the Zoning Administrator based upon the specific program  
16 proposed by the developer.

17 C. Specified design requirements.

18 (1) [Lot areas, lot width,] Front, rear and side yards and maximum height shall  
19 be as shown on Table VII, Design Requirements for Specific Uses/R4 Urban Residential District  
20 for residential: PRD.

21 (2) The project design shall be compatible with residential uses in the  
22 neighborhood. Evaluation of the compatibility shall be based upon height, facade, building bulk  
23 and architectural features of the project and of the neighborhood.

24 (3) Distance between building blocks. The following minimum distances are  
25 established for townhouses, patio/court/atrium, multiplexes, [and] garden AND MID-RISE

apartment buildings as follows:

	Distance Between Building
Building Block Walls	Blocks (feet)
Blank end wall to blank wall	20
Blank end wall to window wall	30
Window wall to window wall	55 or a distance equal to sum of the height of the 2 buildings, whichever is greater

(4) Maximum building coverage. The maximum building coverage shall be as follows:

	Maximum Building Coverage
Dwelling Types	(percent of total lot)
Patio/court/atrium, townhouse and multiplex	40%
Garden AND MID-RISE apartmentS	30%

(5) Impervious surface ratio. The maximum impervious surface for any housing-for-the-elderly project shall not exceed [fifty percent (50%)] of the total parcel area.

(6) THE HEIGHT OF EACH STRUCTURE, OTHER THAN GARDEN OR MID-RISE APARTMENTS, SHALL COMPLY WITH THE HEIGHT REQUIREMENT OF THE DISTRICT. THE HEIGHT OF A GARDEN OR MID-RISE APARTMENT IS LIMITED TO 50 FEET IN THE R1 AND R2 ZONE AND 60 FEET IN R3 AND, R4 , AG/MO AND CI ZONES.

[(6) Variation in patio/court/atrium yard requirements. The front and rear yards required for the patio/court/atrium building block may be waived when the following have been provided:

- (a) An area for utility services is provided in the road right-of-way.
- (b) Private atriums or courts surrounded by buildings or enclosed walls totaling twenty-five percent (25%) of the minimum lot requirements.

(c) All living spaces face the atriums or courts.

(7) Variation in townhouse width. The permitted width of a townhouse dwelling may be reduced by a maximum of four (4) feet for not more than twenty-five percent (25%) of the dwelling units in any building block.]

[(8)](7) Signs. Entrance signs shall conform with the provisions for permanent residential entrance or development project signs as contained in the Sign Code.

**§267-49.1 CONTINUING CARE RETIREMENT COMMUNITY (CCRC).**

A. ELIGIBILITY. CCRC'S SHALL HAVE THE FOLLOWING ELIGIBILITY REQUIREMENTS:

(1) THE PROJECT DEVELOPER SHALL HAVE RECEIVED APPROVAL FROM THE MARYLAND DEPARTMENT OF AGING FOR THE FEASIBILITY STUDIES WHICH ARE REQUIRED FOR SUBMISSION OF AN APPLICATION FOR A PRELIMINARY CERTIFICATE OF REGISTRATION FOR A CONTINUING CARE FACILITY. THE PROJECT SHALL BE DEVELOPED IN ACCORDANCE WITH AND REGULATED BY ARTICLE 70B, SECTION 7-23 OF THE ANNOTATED CODE OF MARYLAND, CONTINUING CARE CONTRACTS (THE "STATE CCRC ACT").

(2) THE MINIMUM LOT SIZE SHALL BE 20 ACRES.

(3) THE PROJECT SHALL BE SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER FACILITIES.

(4) THE PROJECT MUST BE DIRECTLY ACCESSIBLE FROM ONE OR MORE EXISTING OR PLANNED ARTERIAL, OR COLLECTOR OR PRIMARY RESIDENTIAL ROADS.

~~(5) THE PROJECT MUST BE DEVELOPED UNDER A SINGLE OWNERSHIP AND MAY NOT INCLUDE ANY UNITS TRANSFERRED IN FEE SIMPLE TITLE.~~

1           B.     DEVELOPMENT STANDARDS.

2                   (1)     PERMITTED HOUSING TYPES. FOR PURPOSES OF THIS SECTION  
3 ONLY, A VARIETY OF HOUSING TYPES MAY BE PERMITTED ON A SINGLE PARCEL.  
4 THESE MAY INCLUDE GARDEN OR MID-RISE APARTMENTS, PATIO, ATRIUM OR  
5 COURT DWELLINGS, MULTIPLEX UNITS, DUPLEX UNITS, TOWNHOUSES, SINGLE  
6 FAMILY DETACHED DWELLINGS OR OTHER UNITS WHICH MEET THE NEEDS OF  
7 THE RESIDENTS. DWELLING UNITS SHALL INCLUDE INDEPENDENT LIVING UNITS  
8 ALONG WITH ASSISTED LIVING AND SKILLED CARE FACILITIES. THE MAXIMUM  
9 NUMBER OF BEDS IN THE SKILLED CARE FACILITY MAY NOT EXCEED 20% OF THE  
10 TOTAL NUMBER OF INDEPENDENT DWELLING UNITS APPROVED FOR THIS  
11 PROJECT BY MARYLAND OFFICE ON AGING. FOR ADDITIONAL BEDS,  
12 APPLICATION CAN BE MADE FOR A CERTIFICATE OF NEED ("CON") WITH THE  
13 STATE OF MARYLAND.

14                   (2)     PERMITTED USES. ANCILLARY USES, INCLUDING COMMUNITY  
15 CONVENIENCE STORES, RETAIL GIFT SHOPS AND PROFESSIONAL, MEDICAL,  
16 HEALTH AND PERSONAL SERVICES, DINING FACILITIES AND MEETING ROOMS  
17 ARE PERMITTED, PROVIDED:

18                           (A)     THE USES ARE LOCATED WITHIN THE RESIDENTIAL  
19 BUILDINGS OR WITHIN COMMUNITY BUILDINGS THAT ARE ARCHITECTURALLY  
20 COMPATIBLE WITH THE RESIDENTIAL STRUCTURES AND ARE FOR THE USE AND  
21 BENEFIT OF THE RESIDENTS OF THE COMMUNITY, THEIR GUESTS AND THE  
22 EMPLOYEES.

23                           (B)     THERE ARE NO ADVERTISING SIGNS INDICATING THE  
24 USES PLACED ALONG THE BOUNDARY OF THE COMMUNITY.

25                           (C)     NO INDIVIDUAL RETAIL ACCESSORY USE MAY EXCEED

1 1,500 SQUARE FEET, AND THE TOTAL RETAIL ACCESSORY USES SHALL NOT  
2 EXCEED 150 SQUARE FEET PER DWELLING UNIT.

3 (3) DENSITY. THE CCRC USE SHALL BE PERMITTED IN THE R1, R2,  
4 R3, AND R4 , ~~AG/MO AND CI~~ ZONES. THE MAXIMUM DENSITY SHALL BE 25 UNITS  
5 PER GROSS ACRE IN THE R1 AND R2 ZONE, 30 UNITS PER GROSS ACRE IN THE R3  
6 ZONE ~~AND~~, 30 UNITS PER GROSS ACRE IN THE R4 ZONE. ~~, 30 UNITS PER GROSS~~  
7 ~~ACRE IN THE AG/MO ZONE AND 30 UNITS PER GROSS ACRE IN THE CI ZONE.~~ FOR  
8 THE PURPOSES OF CALCULATING DENSITY, THE NUMBER OF BEDS IN THE  
9 ASSISTED LIVING AND SKILLED CARE FACILITIES SHALL BE DIVIDED BY THE  
10 AVERAGE HOUSEHOLD SIZE (2.79) TO DETERMINE THE EQUIVALENT NUMBER OF  
11 DWELLING UNITS. NO MORE THAN 1,200 UNITS SHALL BE PERMITTED IN ANY  
12 SUCH PROJECT.

13 (4) GENERAL SITE DESIGN.

14 (A) THE PROJECT SHALL BE DESIGNED WITH REGARD TO  
15 SOILS, TOPOGRAPHY AND NATURAL AND HISTORIC FEATURES OF THE PARCEL.

16 (B) ALL RESIDENTIAL STRUCTURES SHALL BE SITED SO AS  
17 TO PROMOTE PRIVACY AND SECURITY AND TO ENSURE NATURAL LIGHT FOR ALL  
18 LIVING AREAS.

19 (C) BUILDINGS NEAR THE PERIPHERY OF THE PROJECT  
20 SHALL BE HARMONIOUS WITH NEIGHBORHOOD AREAS AND SHALL PROVIDE  
21 ADEQUATE TRANSITION IN DENSITY AND TYPE OR SHALL PROVIDE ADEQUATE  
22 BUFFER YARDS.

23 (5) VEHICULAR CIRCULATION AND ACCESS.

24 (A) THE PROJECT ROADS SHALL BE DESIGNED TO PROVIDE  
25 A LOGICAL ROAD NETWORK ADEQUATE FOR INTERNAL MOVEMENT.

1 (B) PARTICULAR ATTENTION SHALL BE GIVEN TO PROVIDING  
2 SAFE CONDITIONS FOR BOTH PEDESTRIAN AND VEHICULAR MOVEMENTS, WITH  
3 EFFORTS DIRECTED TO REDUCE SPEED WHEREVER POSSIBLE.

4 (C) ADEQUATE EMERGENCY ACCESS SHALL BE PROVIDED  
5 FOR BOTH VEHICLES AND PERSONNEL.

6 (D) INTERNAL ROADS MAY BE DESIGNED AND CONSTRUCTED  
7 AS PRIVATE ROADS IN ACCORDANCE WITH THE PRIVATE ROAD STANDARDS  
8 ESTABLISHED IN THE HARFORD COUNTY SUBDIVISION REGULATIONS.

9 (6) OPEN SPACE. THE OPEN SPACE SHALL BE GENERALLY  
10 CONTINUOUS, ACCESSIBLE TO THE RESIDENTS AND PROTECTIVE OF NATURAL  
11 FEATURES. AT LEAST ONE-THIRD (33%) OF THE TOTAL PARCEL AREA SHALL BE  
12 IN OPEN SPACE.

13 (A) RECREATIONAL FACILITIES. ADEQUATE RECREATIONAL  
14 FACILITIES SHALL BE CONSTRUCTED IN EACH PHASE OF DEVELOPMENT TO MEET  
15 THE NEEDS OF THE RESIDENTS. A RECREATIONAL PLAN SHALL BE SUBMITTED  
16 WITH THE PRELIMINARY PLAN AND SHALL IDENTIFY FACILITIES AND PROGRAMS  
17 FOR THE RESIDENTS. THE DEVELOPER SHALL PROVIDE A SCHEDULE FOR THE  
18 INSTALLATION OF THE FACILITIES AT THE TIME THE PROJECT IS APPROVED.

19 (B) THE REQUIRED ACTIVE RECREATION SPACE SHALL BE A  
20 MINIMUM OF TWO ACRES AND MAY INCLUDE INDOOR AND OUTDOOR FACILITIES  
21 DESIGNED TO PROVIDE OPPORTUNITY AND ENCOURAGEMENT FOR PHYSICAL  
22 ACTIVITY. THE MINIMUM ACREAGE MAY BE REDUCED BY THE ZONING  
23 ADMINISTRATOR BASED UPON THE SPECIFIC PROGRAM PROPOSED BY THE  
24 DEVELOPER.

25 C. SPECIFIED DESIGN REQUIREMENTS.

1 (1) THE PROJECT DESIGN SHALL BE COMPATIBLE WITH  
2 RESIDENTIAL USES IN THE NEIGHBORHOOD. EVALUATION OF THE  
3 COMPATIBILITY SHALL BE BASED UPON HEIGHT, FACADE, BUILDING BULK AND  
4 ARCHITECTURAL FEATURES OF THE PROJECT AND OF THE NEIGHBORHOOD.

5 (2) SETBACKS. THE MINIMUM SETBACK TO ADJACENT  
6 RESIDENTIAL LOTS FOR THE MAIN STRUCTURES SHALL BE TWICE THE BUILDING  
7 HEIGHT. THE USE SETBACK, INCLUDING ALL STRUCTURES, PARKING AND DRIVE  
8 AREAS SHALL BE 50 FEET WITH A 15-FOOT LANDSCAPED BUFFER YARD.  
9 SETBACKS FROM ALL INTERNAL RIGHTS-OF-WAY OR PRIVATE ROADS SHALL BE  
10 A MINIMUM OF 15 FEET.

11 (3) THE HEIGHT OF EACH STRUCTURE, OTHER THAN GARDEN OR  
12 MID-RISE APARTMENTS, SHALL COMPLY WITH THE HEIGHT REQUIREMENT OF  
13 THE DISTRICT. THE HEIGHT OF A GARDEN OR MID-RISE APARTMENT IS LIMITED  
14 TO 50 FEET IN THE R1 AND R2 ZONE AND 60 FEET IN R3 AND, R4 AND AG/MO  
15 ZONES.

16 (4) BUILDING LENGTH. THE MAXIMUM LENGTH OF A BUILDING  
17 BLOCK SHALL NOT EXCEED 250 FEET WITHOUT OFFSET. TO EXCEED THE  
18 MAXIMUM BUILDING BLOCK LENGTH, ANY BUILDING SHALL HAVE OFFSETS OF  
19 FOUR FEET MINIMUM FOR EACH ADDITIONAL 200 FEET OF LENGTH.

20 (5) DISTANCE BETWEEN BUILDING BLOCKS. THE DISTANCE  
21 BETWEEN BUILDINGS SHALL BE A MINIMUM OF 30 FEET. THE ENCLOSED  
22 WALKWAYS OR PEDESTRIAN BRIDGES SHALL NOT BE CONSTRUED AS PART OF  
23 THE BUILDING. HOWEVER, THE CONSTRUCTION OF SUCH WALKWAYS MUST  
24 COMPLY WITH ALL APPLICABLE BUILDING REQUIREMENTS OR THE APPLICABLE  
25 SECTIONS OF THE HARFORD COUNTY CODE.

1 (6) MAXIMUM BUILDING COVERAGE. THE MAXIMUM BUILDING  
2 COVERAGE SHALL BE 40% OF THE TOTAL PARCEL AREA.

3 (7) IMPERVIOUS SURFACE RATIO. THE MAXIMUM IMPERVIOUS  
4 SURFACE FOR ANY CCRC PROJECT SHALL NOT EXCEED 60% OF THE TOTAL  
5 PARCEL AREA.

6 (8) LANDSCAPING AND LIGHTING. A LANDSCAPE PLAN AND A  
7 LIGHTING PLAN OF THE ENTIRE PARCEL SHALL BE APPROVED BY THE  
8 DEPARTMENT OF PLANNING AND ZONING. THE LIGHTING PLAN SHALL PROTECT  
9 THE ROAD AND NEIGHBORING PROPERTIES FROM DIRECT GLARE OR HAZARDOUS  
10 INTERFERENCE.

11 (9) SIGNS. ENTRANCE SIGNS SHALL CONFORM WITH THE  
12 PROVISIONS FOR PERMANENT RESIDENTIAL ENTRANCE OR DEVELOPMENT  
13 PROJECT SIGNS AS CONTAINED IN THE SIGN CODE. IDENTIFICATION SIGNS SHALL  
14 CONFORM TO THE STANDARDS OF SECTION 219-13 (SIGN CODE).

15 **Article VIII. Special Exceptions**

16 **§267-53. Specific standards.**

17 The special exceptions enumerated herein, in addition to other conditions as may be  
18 imposed by the Board, shall comply with the following requirements:

19 F. Residential uses.

20 (3) CONTINUING CARE RETIREMENT COMMUNITY. THIS USE MAY  
21 BE GRANTED IN THE AG DISTRICT, PROVIDED THAT:

22 (A) A MINIMUM PARCEL AREA OF 40 ACRES IS ESTABLISHED.

23 (B) THE PARCEL IS IN THE DEVELOPMENT ENVELOPE AS  
24 SHOWN IN THE 1996 LAND USE ELEMENT PLAN AND IS SERVED BY PUBLIC WATER  
25 AND SEWER.



(C) DENSITY SHALL NOT EXCEED 14 DWELLING UNITS PER  
ACRE.

(D) THE HEIGHT OF GARDEN OR MID-RISE APARTMENTS IS  
LIMITED TO 50 FEET.

(E) ALL PROVISIONS CONTAINED IN SECTION 267-49.1 NOT  
INCONSISTENT WITH THE ABOVE STANDARDS SHALL BE MET.

(6) HOUSING FOR THE ELDERLY. THIS USE MAY BE GRANTED IN  
THE AG DISTRICT, PROVIDED THAT:

(A) A MINIMUM PARCEL AREA OF 40 ACRES IS ESTABLISHED.

(B) THE PARCEL IS IN THE DEVELOPMENT ENVELOPE AS  
SHOWN IN THE 1996 LAND USE ELEMENT PLAN AND IS SERVED BY PUBLIC WATER  
AND SEWER.

(C) DENSITY SHALL NOT EXCEED 14 DWELLING UNITS PER  
ACRE.

(D) THE HEIGHT OF GARDEN OR MID-RISE APARTMENTS IS  
LIMITED TO 50 FEET.

(E) ALL PROVISIONS CONTAINED IN SECTION 267-49 NOT  
INCONSISTENT WITH THE ABOVE STANDARDS SHALL BE MET.

(7) Nursing homes AND ASSISTED LIVING FACILITIES. These uses may  
be granted in the AG, RR, R, R1, R2, VR, VB and B1 Districts, provided that:

(a) A minimum parcel area of five [(5)] acres is established and a  
maximum building coverage of [forty percent (40%)] of the parcel is provided.

(b) The setbacks of the district for institutional uses shall be met.

(c) The density shall not exceed [twenty (20)] beds per acre of the  
parcel.

1 **Part 6. Growth Management**

2 **Article XXI. Public Facilities**

3 **§267-104. Adequate public facilities.**

4 B. Adequacy standards (minimum acceptable level of service).

5 (1) Residential development. [--] Approval of residential subdivision plans and  
6 site plans for multi-family development shall be subject to findings of adequate capacity based on  
7 the standards set in this subsection, and the current and projected use level described in the annual  
8 growth report:

9 (a) Schools.

10 [1] Preliminary approval. [--] Preliminary subdivision plans  
11 exceeding five [(5)] lots and site plans for multi-family residential developments exceeding five  
12 dwelling units shall not be approved at locations where either of the following conditions exists:

13 [a] The enrollment at the elementary school which serves  
14 the site is greater than 120% of the rated capacity, or is projected to be greater than 120% within  
15 two years; or

16 [b] The enrollment of either the middle school or high  
17 school which serves the site is greater than 120% of the rated capacity or is projected to be greater  
18 than 120% within three years.

19 [2] Conditional review. [--] If Paragraphs (1)(a)[1][a] or [b] of  
20 this subsection prevent approval of a preliminary subdivision plan or a site plan, the Department  
21 of Planning and Zoning may proceed with conditional review of the plan and place it on a waiting  
22 list arranged by date of completion of the review. Record plats, grading permits, and public  
23 works agreements for utilities or roads shall not be executed by the county until the plan for the  
24 project is removed from the waiting list and preliminary approval is granted. Removal from the  
25 waiting list shall occur only when the condition that prevented approval under Paragraphs

(1)(a)[1][a] or [b] of this subsection no longer exists.

[3] Exemptions. [--] The provisions of this subsection shall not apply to transient housing,[or] housing for the elderly AND CONTINUING CARE RETIREMENT COMMUNITIES.

[4] Grandfathering. [--] The provisions of this section concerning the adequacy of schools shall not apply to those developments which, as of the effective date of Bill No. 91-70 (4/6/92), have an approved preliminary plan.

## **Chapter 219. Signs**

### **§219-13. Signs permitted by district.**

A. Residential districts and residential lots.

(2) IDENTIFICATION SIGNS FOR INSTITUTIONAL USES, HOUSING FOR THE ELDERLY, CONTINUING CARE RETIREMENT COMMUNITIES, NURSING HOMES AND ASSISTED LIVING FACILITIES SHALL BE PERMITTED PROVIDED IT DOES NOT EXCEED ONE SQUARE FOOT OF SIGN FOR EACH FOOT OF BUILDING FRONTAGE, NOT TO EXCEED 400 SQUARE FEET. NO ADVERTISING SIGNS INDICATING THE ACCESSORY USES OF THE CCRC SHALL BE PLACED ALONG THE BOUNDARY OF THE PROPERTY.

Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date it becomes law.

EFFECTIVE: November 13, 1998

*The Council Administrator does hereby certify that fifteen (15) copies of this Bill are immediately available for distribution to the public and the press.*

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*Acting Council Administrator*

98-36

HARFORD COUNTY BILL NO. 98-36 (as amended)

AS AMENDED

(Brief Title) Continuing Care Retirement Communities

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

Diane Swint Levi  
Acting Council Administrator

Lianne S. Garrett  
President of the Council

Date 9-8-98Date Sept 8, 1998

BY THE COUNCIL

Read the third time.

Passed: LSD 98-25 (September 8, 1998)

Failed of Passage: \_\_\_\_\_

By Order

Diane Swint Levi  
Acting Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 14th day of September, 1998 at 3:00 p.m.

Diane Swint Levi  
Acting Council Administrator

BY THE EXECUTIVE

Calvin R. Redman  
COUNTY EXECUTIVE

APPROVED: Date September 14, 1998

BY THE COUNCIL

This Bill (No. 98-36, as amended), having been approved by the Executive and returned to the Council, becomes law on September 14, 1998.

Diane Swint Levi  
Acting Council Administrator

EFFECTIVE DATE: November 13, 1998

98-36

AS AMENDED